

FINDLAY CITY COUNCIL MEETING AGENDA

REGULAR SESSION

MAY 3, 2023

COUNCIL CHAMBERS

ROLL CALL of 2022-2023 Councilmembers
PLEDGE OF ALLEGIANCE/MOMENT OF SILENCE

ACCEPTANCE/CHANGES TO PREVIOUS PUBLIC HEARING MINUTES/CITY COUNCIL MINUTES:
Acceptance or changes to the April 18, 2023 Regular Session City Council meeting minutes.

ADD-ON/REPLACEMENT/REMOVAL FROM THE AGENDA: none
PROCLAMATION: none

RECOGNITION/RETIREMENT RESOLUTIONS:

RESOLUTION NO. 013-2022 (Carolyn Chase retirement resolution) requires one (1) reading first reading
A RESOLUTION COMMENDING CAROLYN CHASE FOR THE EXCELLENCE OF HER SERVICES TO THE CITY OF FINDLAY, OHIO.

PETITIONS: none
ORAL COMMUNICATIONS: none
WRITTEN COMMUNICATIONS: none

REPORTS OF MUNICIPAL OFFICERS AND MUNICIPAL DEPARTMENTS:

Board of Zoning Appeals minutes – March 16, 2023.

Treasurer’s Reconciliation Report – March 31, 2023.

City Engineer Kalb – Parking Enforcement Vehicle replacement

As discussed in the Capital Plan meetings, the City of Findlay Parking Enforcement Department will be replacing the vehicle for the Parking Enforcement Officer. Legislation authorizing the Mayor, Service-Safety Director, and/or City Engineer to enter into contracts, as well as appropriate and transfer funds is requested. Ordinance No. 2023-048 was created.

FROM: CIT Funds – Capital Improvements Restricted Account \$ 36,000.00
TO: Parking Enforcement #25075000-other \$ 36,000.00

City Engineer Kalb – Harrison Street Waterline Replacement #35720200

As authorized by Ordinance No. 2022-004, a bid opening was held for this project on March 28, 2023. Bids were received from two (2) potential contractors with the bid amounts ranging from fifty-three thousand six hundred fifteen dollars to fifty-nine thousand one hundred sixty-five dollars (\$53,615.00-\$59,165.00). The lowest and best bid was received from Rocky Edge Excavating LLC of Findlay, Ohio. Five thousand dollars (\$5,000.00) was appropriated to the project for design and advertising. An additional appropriation of funds is now needed to cover the City’s portion of the construction cost and provide a contingency for the project. Legislation authorizing the Mayor, Service-Safety Director, and/or City Engineer to enter into contracts, as well as appropriate and transfer funds is requested. Ordinance No. 2023-049 was created.

FROM: Water Fund \$ 66,000.00
TO: Harrison Street Waterline Replacement Project No. 35720200 \$ 66,000.00

City Engineer Kalb – CR 212/CR 236 Road Widening #32864600

As authorized by Ordinance No. 2022-025, a bid opening was held for this project on December 13, 2022. Bids were received from five (5) potential contractors with bid amounts ranging from three million three hundred thirteen thousand two hundred forty-eight dollars and ninety-eight cents to four million twenty-nine thousand one hundred eighty-one dollars and thirty cents (\$3,313,248.98-\$4,029,181.30). The lowest and best bid was received from Hohenbrink Excavating Inc. of Findlay, Ohio. This project has been in the books since 2016 and is in the final stages of approval and is ready for construction. The roadway is going through the annexation process and is scheduled for a hearing with the County Commissioners on May 30, 2023. A request to appropriate funds is being requested now in order to start construction as soon as the annexation is complete. One hundred forty thousand dollars (\$140,000.00) was previously appropriated to the project for design and advertising. An additional appropriation of funds is now needed to cover the City’s portion of the construction cost and provide a contingency for the project. Legislation authorizing the Mayor, Service-Safety Director, and/or City Engineer to enter into contracts, as well as appropriate and transfer funds is requested. Ordinance No. 2023-050 was created.

FROM: CIT Funds – Capital Improvements Restricted Account \$ 1,540,000.00
TO: CR 212/CR 236 Road Widening #32864600 \$ 1,540,000.00

FROM: Sewer Fund-Stormwater Restricted Account \$ 650,000.00
TO: CR 212/CR 236 Road Widening #32864600 \$ 650,000.00

FROM: Ohio 629 Roadwork Development Grant \$ 1,237,500.00
TO: CR 212/CR 236 Road Widening #328764600 \$ 1,237,500.00

City Engineer Kalb – Insurance Reimbursement for Trenton Avenue and Blanchard

A control cabinet for the intersection of Trenton Avenue and Blanchard Street was damaged beyond repair from a traffic accident on January 23, 2023 and needs replaced. The City of Findlay Traffic Department has a spare cabinet readily available for the repair, but a new cabinet will need to be purchased to replace the cabinet that was used for the repair. Funds received from the insurance company will be covering the cost of the new cabinet, therefore, funds need to be appropriated into the Traffic Department budget. Legislation authorizing the Mayor, Service-Safety Director, and/or City Engineer to enter into a contract(s), as well as appropriate funds is requested. Ordinance No. 2023-051 was created.

FROM: SCM&R (Insurance Proceeds) \$ 13,431.13
TO: Traffic Signals #2204320000-other \$ 13,431.13

City Planning Commission agenda – May 11, 2023.

Hancock Regional Planning Commission Director Cordonnier – amendment to the Findlay Zoning Code

The Hancock Regional Planning Commission (HRPC) is providing amendments to the City of Findlay Zoning Code for Council’s consideration. HRPC has been compiling adjustments to the code over the last several years. Due to many changes that occur throughout the document, legislation to repeal and replace the code is being requested. The last complete repeal and replace of the zoning code occurred in 2017. A four (4) page summary of the proposed changes are included. The Planning and Zoning Committee has been reviewing the document since late last winter in which their review was not part of the official adoption process, but was an opportunity to review and discuss the various issues. A digital redline version of the code is available on the City website. Legislation is desired to be created after the City Planning Commission and the Planning & Zoning Committee provide their recommendations after their meetings. Needs to be referred to the City Planning Commission and also the Planning & Zoning Committee.

Service-Safety Director Martin – sale of Fire Department pickup truck via GovDeals

The City of Findlay recently used the GovDeals auction site to auction off an old Findlay Fire Department (FFD) command vehicle, a 2008 Ford F250 SD pickup. The selling price was nine thousand five hundred seventy-five dollars and no cents (\$9,575.00). In recent months, the FFD has experienced significant unexpected vehicle repairs resulting in transfers already into this line item. Funds from the proceeds of this vehicle sale to FFD vehicle Repair & Maintenance line item once the transaction is completed, is requested which will allow the FFD to continue with necessary R&M on apparatus without undue burden in the General Fund. Legislation to appropriate funds is requested. Ordinance No. 2023-052 was created.

FROM: General Fund (FFD GovDeals Auction proceeds) \$ 9,575.00
TO: Fire Department #21014000-other \$ 9,575.00

City Engineer Kalb – advertisement and bid of Main Street and West Main Cross Street intersection upgrades

The City is currently wrapping up the design on four (4) intersection upgrades within the downtown area and are preparing the documents for advertising and bidding. Funds have already been approved to advertise for bids, but require Council’s approval to publicly bid the project. Advertising and bidding of the following intersections for necessary upgrades are requested:

- South Main Street/Hardin Street intersection #32823100
- South Main Street/Crawford Street intersection #32823200
- West Main Cross Street/Cory Street intersection #32823400
- West Main Cross Street/South West Street intersection #32831600

Legislation authorizing the Mayor, Service-Safety Director, and/or City Engineer to advertise for bids and enter into contracts for construction is requested. Ordinance No. 2023-053 was created.

COMMITTEE REPORTS:

The **STRATEGIC PLANNING COMMITTEE** met on April 18, 2023 to continue the Strategic Planning process. *We recommend to continue building the strategic plan document and process.*

LEGISLATION:

RESOLUTIONS:

RESOLUTION NO. 012-2023 (CR 212/236 annexation – services the City will provide if annexed in) **requires three (3) readings** **second reading**

A RESOLUTION STATING WHAT SERVICES THE CITY OF FINDLAY, OHIO, WILL PROVIDE TO THE TERRITORY PROPOSED TO BE ANNEXED TO THE CITY OF FINDLAY, OHIO, SITUATED IN MARION AND CASS TOWNSHIPS, COUNTY OF HANCOCK, STATE OF OHIO, BEING A PART OF THE SOUTH HALF OF SECTION 33, AND PART OF THE SOUTHWEST QUARTER OF SECTION 34, T2N, R11E, CASS TOWNSHIP, ALSO BEING PART OF THE NORTHWEST QUARTER, PART OF THE NORTHEAST QUARTER, AND PART OF THE SOUTHEAST QUARTER OF SECTION 4, MARION TOWNSHIP, T1N, R11E, ALSO BEING PART OF THE NORTHWEST QUARTER, AND PART OF THE SOUTHWEST QUARTER OF SECTION 3, MARION TOWNSHIP, T1N, R11E, COUNTY OF HANCOCK, STATE OF OHIO, A TRACT OF LAND CONSISTING OF 15.043 ACRES OF LAND, MORE OR LESS.

RESOLUTION NO. 013-2023 (Carolyn Chase retirement resolution)
see page 1 (**RECOGNITION/RETIREMENT RESOLUTIONS** section)

ORDINANCES:

ORDINANCE NO. 2023-036 (*amendment to salary ordinance*) **requires three (3) readings** **third reading**
AN ORDINANCE AMENDING ONE (1) SECTION OF CODIFIED ORDINANCE NO. 2022-81, AS AMENDED, KNOWN AS THE SALARY ORDINANCE OF THE CITY OF FINDLAY, OHIO, AND REPEALING ALL OTHER PARTS OF ORDINANCES IN CONFLICT HEREWITH, AND DECLARING AN EMERGENCY.

ORDINANCE NO. 2023-040 (*contract extension with ACP GREENE & ASSOCIATES, LLC dba Planning NEXT*) **requires three (3) readings** **third reading**
AN ORDINANCE AUTHORIZING THE MAYOR OF THE CITY OF FINDLAY, OHIO TO ENTER INTO A CONTRACT OR CONTRACT EXTENSION WITH ACP GREENE & ASSOCIATES, LLC DBA PLANNING NEXT TO PROVIDE CONSULTING SERVICES AND IMPLEMENTING A STRATEGIC PLAN FOR THE CITY OF FINDLAY, APPROPRIATING FUNDS THERETO, AND DECLARING AN EMERGENCY.

ORDINANCE NO. 2023-041 (*Maumee Watershed Conservancy District MOA*) **requires three (3) readings** **second reading**
AN ORDINANCE AUTHORIZING THE MAYOR OF THE CITY OF FINDLAY, OHIO, TO ENTER INTO A MEMORANDUM OF AGREEMENT WITH THE MAUMEE WATERSHED CONSERVANCY DISTRICT AND THE OHIO DEPARTMENT OF NATURAL RESOURCES FOR CONTINUED FLOOD MITIGATION IMPROVEMENTS IN AND NEAR THE CITY OF FINDLAY, AND DECLARING AN EMERGENCY.

ORDINANCE NO. 2023-042 (*retirement settlements*) **requires three (3) readings** **second reading**
AN ORDINANCE APPROPRIATING AND TRANSFERRING FUNDS, AND DECLARING AN EMERGENCY.

ORDINANCE NO. 2023-043 (*Phase 2 benching project*) **requires three (3) readings** **second reading**
AN ORDINANCE AUTHORIZING THE MAYOR OF THE CITY OF FINDLAY, OHIO, TO ACCEPT PERMANENT OWNERSHIP OF PROPERTIES IN ORDER FOR THE BOARD OF COMMISSIONERS OF HANCOCK COUNTY, OHIO, TO TRANSFER THE PARCELS LISTED ON THE ATTACHED EXHIBIT TO THE CITY OF FINDLAY, OHIO AND DECLARING AN EMERGENCY.

ORDINANCE NO. 2023-046 (*315 N Blanchard St rezone*) **requires three (3) readings** **first reading**
AN ORDINANCE AMENDING CHAPTER 1100 ET SEQ OF THE CODIFIED ORDINANCES OF THE CITY OF FINDLAY, OHIO, KNOWN AS THE ZONING CODE BY REZONING THE FOLLOWING DESCRIBED PROPERTY (REFERRED TO AS 315 NORTH BLANCHARD STREET REZONE) WHICH PREVIOUSLY WAS ZONED "R-3 SMALL LOT RESIDENTIAL" TO "C-1 LOCAL COMMERCIAL".

ORDINANCE NO. 2023-047 (*continue Workers Compensation programs*) **requires three (3) readings** **first reading**
AN ORDINANCE AUTHORIZING THE MAYOR OF THE CITY OF FINDLAY, OHIO TO ENROLL THE CITY OF FINDLAY IN THE BUREAU OF WORKERS' COMPENSATION (BWC) GROUP RETROSPECTIVE RATING PLAN, AND DECLARING AN EMERGENCY.

ORDINANCE NO. 2023-048 (*replacement Parking Enforcement vehicle*) **requires three (3) readings** **first reading**
AN ORDINANCE AUTHORIZING THE MAYOR, SERVICE-SAFETY DIRECTOR, AND/OR CITY ENGINEER OF THE CITY OF FINDLAY, OHIO TO ENTER INTO A CONTRACT(S) FOR THE PURCHASE OF A REPLACEMENT VEHICLE FOR THE CITY OF FINDLAY PARKING ENFORCEMENT DEPARTMENT, APPROPRIATING AND TRANSFERRING FUNDS THERETO, AND DECLARING AN EMERGENCY.

ORDINANCE NO. 2023-049 (*Harrison St waterline replacement*) **requires three (3) readings** **first reading**
AN ORDINANCE AUTHORIZING THE MAYOR, SERVICE-SAFETY DIRECTOR AND/OR CITY ENGINEER OF THE CITY OF FINDLAY, OHIO TO ENTER INTO A CONTRACT(S) FOR THE HARRISON STREET WATERLINE REPLACEMENT PROJECT NO. 35720200, APPROPRIATING AND TRANSFERRING FUNDS, AND DECLARING AN EMERGENCY.

ORDINANCE NO. 2023-050 (*CR 212/CR 236 road widening*) **requires three (3) readings** **first reading**
AN ORDINANCE AUTHORIZING THE MAYOR, SERVICE-SAFETY DIRECTOR, AND/OR CITY ENGINEER OF THE CITY OF FINDLAY, OHIO TO ENTER INTO A CONTRACT(S) WITH HOHENBRINK EXCAVATING, INC. FOR THE COUNTY ROAD 212/COUNTY ROAD 236 ROAD WIDENING PROJECT NO. 32864600, APPROPRIATING AND TRANSFERRING FUNDS THERETO, AND DECLARING AN EMERGENCY.

ORDINANCE NO. 2023-051 (*insurance reimbursement for Trenton Ave & Blanchard St*) **requires three (3) readings** **first reading**
AN ORDINANCE AUTHORIZING THE MAYOR, SERVICE-SAFETY DIRECTOR, AND/OR CITY ENGINEER OF THE CITY OF FINDLAY, OHIO TO ENTER INTO A CONTRACT FOR THE PURCHASE OF A REPLACEMENT CONTROL CABINET, APPROPRIATING FUNDS THERETO, AND DECLARING AN EMERGENCY.

ORDINANCE NO. 2023-052 (*sale of FFD pickup via GovDeals*) **requires three (3) readings** **first reading**
AN ORDINANCE APPROPRIATING FUNDS AND DECLARING AN EMERGENCY.

ORDINANCE NO. 2023-053 (*S Main St/W Main Cross St intersection upgrades*) **requires three (3) readings** **first reading**
AN ORDINANCE AUTHORIZING THE MAYOR, SERVICE DIRECTOR, AND/OR CITY ENGINEER OF THE CITY OF FINDLAY, OHIO TO ADVERTISE FOR BIDS AND ENTER INTO CONTRACTS FOR THE CONSTRUCTION OF INTERSECTION UPGRADES WITHIN THE CITY OF FINDLAY, DECLARING AN EMERGENCY.

UNFINISHED BUSINESS:

OLD BUSINESS

NEW BUSINESS

Board of Zoning Appeals

March 16, 2023

Members present: Phil Rooney, Chairman; Kerry Trombley; and Blaine Wells.

Mr. Rooney called the meeting to order at 6:00 p.m. and the general rules were reviewed.

The following was introduced by Mr. Erik Adkins:

Case Number: BZA-04-2023-63572
Address: 1028 W. Main Cross Street
Zone: C-2 General Commercial

Filed by Moose Lodge 698, regarding a variance from section 1135.04(B)(2) of the City of Findlay Zoning Ordinance for an addition to the existing commercial building at 1028 W. Main Cross Street. The applicant has proposed to construct an addition to the eastern side of the property that will be 10-feet from the property line. This section requires a 25-foot setback from the side property line when abutting a residential zone.

The expansion does abut single family dwellings to the east, and with the addition, the building line will be 15-feet closer to the R-3 properties. With that being stated, there is a need for better screening, which may be required during City Planning Commission upon approval.

The city will trust the board's decision, but would have preferred the expansion to have happened towards the south as discussed with the city in the past.

Mr. Dan Stone of Van Horn, Hoover & Associates, 3200 N. Main Street, representing the owner was sworn in. He stated they have not gone to Planning Commission yet. They wanted to address the Board of Zoning Appeals before they went through the full architectural designs and civil designs and planning submittals, etc.

They want to expand the East side of the building, pushing it within 10 feet of the property line. By doing so, this will remove the parking lot and the drive out that is there. The applicant is okay with doing landscaping, repairing or replacing the fence to help soften any of the noise that would be there. By adding the building there and taking away the actual parking and drive out, it will take some of the noise away. They are trying to keep the front of the building lined up to get the square footage they need for how this whole area will set up. Introducing additional jogs in the building creates pockets and they are trying to expand a room and want to avoid pockets where you are out of line with the sight and the sound as well.

Mr. Steve Rettig, 1912 Lippincott Avenue, was sworn in. He stated we are in the need of growth. They found out the building is more conducive to expanding left to right instead of out at the front as previously thought. Due to membership growth, they need more space and this is the most prudent way to go. This would also cut down on the noise transmission from the Beer Garden and the traffic. The building would create a natural block to the noise coming from the back and would eliminate all traffic on that side of the building.

Mr. Trombley asked Mr. Reddick to walk us through why it was not feasible to expand to the South, or in an area that would not require a variance.

Mr. Craig Spoon, 10993 County Road 26, was sworn in. He stated that the expansion to the South would block people in the Social Room due to the electrical, sprinkler, etc, and people would be around a corner and not be involved in what is going on. If they go to the North, they again would be completely out of sight because of the bar location, coolers, etc. They are trying to keep the flow so everyone feels like they are in the same room, somewhat. They will still be some blocks, but they will be very minor. That's the main reason they want to go this route.

Mr. Wells asked, "How about West?"

Mr. Spoon stated the West is a Banquet Room separated by restrooms and it would not be adding to the Social area, it would be adding to the Banquet area and they are not connected. It would be massively costly due to reinstalling a new bar, coolers, plus electricity location, etc. This would also eliminate a tremendous number of parking spaces; more than they would be losing on the East side, they would actually gain 12 parking spaces.

Mr. Stone stated they would add additional parking spaces to the West.

Mr. Trombley stated that the current screening of vegetation and a small fence is not that significant, so what kind of screening are they proposing?

Mr. Rettig stated they would be looking at a 6-foot or an 8-foot solid fence. Depending on what would be required, probably an 8-foot vinyl fence. The fence that is there is in disarray and they would do that when the addition is complete.

Mr. Trombley asked if the fence is on their side or the neighbors behind?

Mr. Rettig stated it is their fence. Going by where there is a chain link fence further back on the property, it is offset where one fence jogs over to the next, transition where you leave the lodge portion of the property and you go to the Beer Garden portion of the property, you can see the off set they utilized. The new fence would be 8-foot, solid and would be more substantial than what is there currently.

Mr. Trombley asked if that would run the length of the property line?

Mr. Rettig stated currently it runs the East property line to the South corner and runs all the way West over to the drive. If they replaced one part, they would replace it all.

Mr. Trombley asked, so the intention is to go the entire East property line and then the South property line up to the drive?

Mr. Rettig stated, correct.

Mr. Steve Russell, owner of 132 Durrell Street, was sworn in. He stated he has a rental and has spoken to his neighbors and they all agree they are worried about the water and the trash. He doesn't want any more trash. He stated, if they push that closer, they are afraid the water will infringe on theirs. Mr. Russell went on to state that it sounds like the Engineers did a poor job designing this to begin with when they went out the front. He stated he was against it and thinks all of the neighbors are against it. He stated he does not want them any closer to him. They don't want more water.

Mr. Trombley stated the parking lot is not curbed right now, and that's why water is sheet flowing off.

Several people started talking in the audience (inaudible). Mr. Rooney advised them that if they wanted to speak, they had to come up and get sworn in.

Mr. Glen Robinson, mother lives at 128 Durrell Street, was sworn in. He stated there is a drain back there and they pumped the water out of everybody's back yards, the full block, during the flood. There won't be a drain there if they add on, so he's wondering where their going to put the water?

Mr. Rooney asked if this was standing water in the back yard?

Mr. Robinson stated yes.

Mr. Wells asked if this was during the '07 flood?

Mr. Robinson stated yes. He just wondered if they cover that drain up, where is that water going to go when the standing water gets stuck in everybody's back yard, and it is how many feet deep?

Mr. Adkins asked if there was any standing water in the back yards in 2017?

Mr. Robinson stated there is always standing water back there, somewhat, but nothing like in 2007. He is wondering how high the fence will go? He stated the fence back there now has been run into so many times from trailer hitches on the back of pickups and they just drive right through it. That and the garbage that comes over the fence, which has gotten a lot better in the last few years, is his main concerns.

Mr. Trombley asked Mr. Robinson, they are proposing an 8-foot tall vinyl fence, if that was included as a requirement for them, would you be okay with them moving closer, or would you still not want to deal with the issue?

Mr. Robinson replied he is still concerned about the flooding. There is no place to put the water. He stated he grew up in this house, 128 Durrell Street, and back then there was nothing back there, including I-75, and they never had problems with water back then. Then things started getting built up, and there is just no where for the water to go.

Mr. Wells asked if the applicant is able to speak to the intentions of what will be done with the existing drain with the new building?

Mr. Stone stated they know there is a storm sewer catch basin there, but he cannot speak to the standing water in the back yards. Anything outside the building expansion going East, all of the pavement will be taken out and will introduce grass. Any water in that grass area will be picked up in the storm sewer and routed back into the system. The building itself will have downspouts that will be collected in the storm sewer system. Water collected underground will be taken to its initial point where it goes today. The grass will help water infiltrate back into the ground. The fence is in disrepair and the new fence will create a better barrier than what is there today. The 8-foot high fence will also be a deterrent for the trash. There will be no parking or traffic on that side either, so people will be less apt to throw trash over the fence. This will also help be a noise barrier.

Mr. Trombley asked if there is curbing on that side?

Mr. Stone stated no, there will not be any curbing there. There is no parking or drive isles there so they won't need the curb. The existing pavement is bold so it will go down to the catch basin in the middle and anything that is there will stay on their site. The down spouts and roof collection will not go onto the ground, it will go sub-surface and stay in the storm sewer so that will have less tendency to drain across the surface and into their back yards.

Mr. Wells asked if the proposed building will cover where the existing catch basin is at?

Mr. Stone replied it will a little bit but they have the ability to re-route that storm sewer and set up a catch basin. (Mr. Stone approach the Board Members to point this out on the plan and explained it to them, including the swale). He stated they want to make sure they do not negatively impact any of the neighbors.

Mr. Wells asked if the existing gutters on the building currently go below ground?

Mr. Stone stated that is correct, yes.

Mr. Russell stated, "I'm still against this." He stated the whole East side is parking lot. He asked Mr. Stone if they were going to get rid of the parking lot behind the building on the East side?

Mr. Rooney explained to Mr. Russell that he needed to direct his questions to the Board Members.

Mr. Russell stated that it appears that he (Mr. Stone) is being deceptive. They are going to get rid of the ones where they are expanding the building out. All the other ones will stay; so, they'll still have to deal with trash, and a plastic fence still is not going to stop trailer hitches. He stated it would be one thing if they didn't have property somewhere else they could build on. They are choosing to go to the East and infringe on the neighbors. He stated, if it were any of the Board Members properties, they'd have the same opinion as he does.

Mr. Trombley asked for clarification from Mr. Russell, since they are putting the larger privacy fence in, is he still against it?

Mr. Russell stated he is still against it. He stated if you push something that way, you're going to push water that way, eventually. He stated they are so much higher than them and they just become a pool.

Mrs. Becky Phillips, 120 Durrell Street, was sworn in. She stated the wind blows all of the trash under the fence, along with them throwing it over the fence. She asked if there is a possibility to bring the fence down to the ground?

Mr. Stone stated fences are constructed with a small air gap underneath there and it does block the flow of water. He stated fences are usually at grass level and they don't want to have a 6-inch barrier or something like that. He stated since the fence would not be a block to the flow, keeping it close to grass level would be a good solution and that is how fences are typically done.

Mr. Wells had questions regarding the interior design that proposed an addition to the West side that is crossed out on the plan. He asked if doing the addition on the West would accomplish the same thing as doing the addition on the East?

Mr. Spoon stated the West end of the building is the Ball Room and they strive for is a large open space. (He approached the Board Members to point out and explain the plans.) (Inaudible.)

Mr. Rettig stated the bar is sunk down three (3) feet and the other side is basically a rental hall. The only reason they would go out to the West is for storage. They don't want to cut the size of that room. As they develop further, part would be a kitchen expansion. (He approached the Board Members to point out and explain the plans.) (Inaudible.)

Mr. Spoon explained that the trash bins are at the North end of the proposed addition but will be moved to the West edge of the parking.

Mr. Rettig, Mr. Spoon, Mr. Russell and Mrs. Phillips continued comments in regards to the trash on the property blowing into neighbor's yards.

Mr. Rooney advised Mr. Russell to address the Board Members, not the applicant.

Mr. Harry Phillips, 120 Durrell Street, was sworn in. He asked if there will be curbs?

Mr. Stone stated, No, there will not be any curbs.

Mr. Rooney asked if there were any communications on this case?

Mr. Adkins stated, just a phone call from Mr. Steve Russell, but he is here.

Mr. Trombley asked the applicant to speak a little bit about the magnitude of it. He stated you have 10-feet up until the setback line, you're going 15-feet beyond that, he asked for him to help him understand why the extra space is needed and what could you do in the existing space without a variance?

Mr. Rooney asked why wouldn't a 10-foot expansion be enough instead of a 35-foot expansion?

Mr. Rettig replied square footage, seating, etc. They would have two-thirds the cost of going less than one-half the amount. It would not give enough gain on the bar side. It wouldn't be worth it. This is what we need as far as square footage. This is all need based. The growth in membership is rapid.

Mr. Wells asked if there is a membership cap?

Mr. Rettig stated, No.

Mr. Rooney asked if there were any Exits on the new East side?

Mr. Stone stated there are no points of egress on the East side. He stated to help address the concern of people walking on the East side of the building, through the grass, they can put up a fence at both the North and South side of the building to keep pedestrians from going from one side of the building to the other side.

Mr. Adkins asked Mr. Stone if the new detention area that was put in the back, capable of holding all of the water from the parking lot as well?

Mr. Stone stated that if this goes forward, they will make sure it is compliant with local and federal drainage codes with regard to detention and floodplain balance, etc.; it will comply.

Mr. Russell asked what is the maximum seating is now?

Mr. Rettig stated Fire code is 480.

Mr. Russell asked Mr. Rettig, you're doing all this for 120 seats, right?

Mr. Rettig stated approximately 150.

Mr. Russell continued to try to ask Mr. Rettig questions but Mr. Rooney interrupted Mr. Russell and again informed Mr. Russell that he cannot ask Mr. Rettig questions. He informed him he is supposed to tell the Board Members why he does not want the variance. Mr. Russell stated he is just trying to find out when it grows more, are they going to infringe more?

Mr. Rooney stated they can't get much closer on that side.

Mr. Trombley stated it is a tough decision. The property is not too small or encumbered in some way which would prohibit an expansion that wouldn't require a variance. He stated the variance is not exceptionally substantial; and the vinyl fence would be a much better screening for the neighbors than the current fence. The trash problem is something the applicant needs to fix regardless of whether the variance is approved or not.

Mr. Rooney agreed with Mr. Trombley. He stated he understands the neighbor's problems, but the problems don't have much to do with if they put that building there or not. He stated it may help the problem if people cannot go on that side of the building or park there. If you look at what we are supposed to do, they have acreage on the other side of the building, so...

Mr. Adkins stated that since it hasn't gone to City Planning Commission yet, they could let them weed out all of the drainage, weed out all of the screening requirements, and table this, then come back to seek the variance for the approval.

Mr. Rooney commented that they could conditional approve it based on City Planning approval.

Mr. Adkins stated if City Planning Commission shoots it down, then it's a No-Go.

Mr. Wells asked if adding a condition to ensure there is an 8-foot privacy fence is within their scope or City Planning's?

Mr. Adkins stated it is for City Planning screening requirements, along with canopy trees, bushes, etc.

Mr. Rooney stated the issues being raised here are development issues, not BZA issues and they cannot make decisions on those issues.

Mr. Adkins stated it was a good thing that they showed up because it gives the applicant a chance to fix these issues before going to City Planning.

Mr. Trombley agreed with Mr. Adkins. He stated that the screening, the water, the trash are issues that can be overcome but the people here are the most effected people by this, and they are not happy with what was purposed so far. Without working that out and making sure those issues are addressed, he has a tough time saying he could support the variance.

Mr. Wells stated the water is the biggest issue. The trash is something the applicant should be dealing with regardless of a variance. The Board does not control the development of where the run off/water goes.

Mr. Trombley stated that putting a building in and taking out some impervious area should help the drainage issue, should the catch basin be sighted properly.

Mr. Wells made a motion to table this case pending City Planning Commission's approval of all of these development issues and then come back and seek the variance.

Mr. Trombley seconded the motion.

Motion to table this case pending City Planning Commission approval, 3-0.

Mr. Rooney explained what this means to the audience.

The January 12, 2023 meeting minutes were approved.

The February 09, 2023 meeting minutes were approved.

The meeting was adjourned.



Chairman



Secretary



TREASURER'S OFFICE

318 Dorney Plaza, Room 313
Findlay, OH 45840-3346
Telephone: 419-424-7107 • Fax: 419-424-7866

Treasurer's Reconciliation for March 31, 2023

TREASURER

Fifth Third Initial Balance	4,202,974.27
- Withdrawals ()	(8,345,293.28)
+ Deposits	7,138,040.05
	<u>2,995,721.04</u>
(-Outstanding Checks)	(332,281.03)
Deposit in Transit	182.00

Treasurer's Checking Bal	2,663,622.01
Investment Principal	87,157,898.48
Accrued Interest	69.06
Treasurer's Total Cash and Investments	89,821,589.55

Respectfully submitted,

Susan Jo Hite
Treasurer

AUDITOR

Auditor's Checking Bal	2,663,622.01
Auditor's Total Cash and Investments	89,821,589.55



CHRISTINA M. MURYN, MAYOR

**ENGINEERING
DEPARTMENT**

JEREMY D. KALB, PE
City Engineer

Honorable City Council
Findlay, OH 45840

April 25, 2023

RE: Parking Enforcement Vehicle Replacement

Dear Council Members:

As discussed in the Capital Plan meetings, Parking Enforcement will be replacing the vehicle for the Officer. At this time it is desired to appropriate money so that the department can purchase a new vehicle.

By copy of this letter, the Law Director is requested to prepare the necessary legislation to authorize the Mayor, Service Safety Director and/or City Engineer to enter in to contracts and to appropriate and transfer funds as follows:

From: CIT Funds- Capital Improvements Restricted Account	\$36,000
To: Parking Enforcement-25075000-Other	\$36,000

Sincerely,

Jeremy Kalb, PE
City Engineer

pc: Don Rasmussen, Law Director
Jim Staschiak II, Auditor



CHRISTINA M. MURYN, MAYOR

**ENGINEERING
DEPARTMENT**

JEREMY D. KALB, PE
City Engineer

Honorable City Council
Findlay, OH 45840

April 25, 2023

RE: Harrison Street Waterline Replacement, 35720200

Dear Council Members:

As authorized by Ordinance No. 2022-004, a bid opening was held for the above referenced project on March 28, 2023. Bids were received from two (2) potential contractors with the bid amounts ranging from \$53,615.00 to \$59,165.00. The lowest and best bid was received from Rocky Edge Excavating LLC of Findlay, Ohio.

Previously, an amount of \$5,000 was appropriated to the project for design and advertising. At this time, an appropriation is needed to cover the City's portion of the construction cost and provide a contingency for the project.

By copy of this letter, the Law Director is requested to prepare the necessary legislation to authorize the Mayor, Service Safety Director and/or City Engineer to enter in to contracts and to appropriate and transfer funds as follows:

From: Water Fund	\$66,000
To: Harrison Street Waterline Replacement Project No. 35720200	\$66,000

Sincerely,

Jeremy Kalb, PE
City Engineer

pc: Don Rasmussen, Law Director
Jim Staschiak II, Auditor

Honorable City Council
Findlay, OH 45840

April 25, 2023

RE: CR212/CR236 Road Widening, 32864600

Dear Council Members:

As authorized by Ordinance No. 2022-025, a bid opening was held for the above referenced project on December 13, 2022. Bids were received from five (5) potential contractors with the bid amounts ranging from \$3,313,248.98 to \$4,029,181.30. The lowest and best bid was received from Hohenbrink Excavating Inc. of Findlay, Ohio.

This project has been in the books since 2016 and is in the final stages of approval and is ready for construction. The roadway is going through the annexation process and is scheduled for a hearing with the County Commissioners on May 30th, 2023. To ensure we can start construction as soon as the annexation is complete, it is desired to start the process of appropriating funds to the project.

Previously, an amount of \$140,000 was appropriated to the project for design and advertising. At this time, an appropriation is needed to cover the City's portion of the construction cost and provide a contingency for the project.

By copy of this letter, the Law Director is requested to prepare the necessary legislation to authorize the Mayor, Service Safety Director and/or City Engineer to enter in to contracts and to appropriate and transfer funds as follows:

From: CIT Funds- Capital Improvements Restricted Account	\$1,540,000
To: CR212/CR236 Road Widening, 32864600	\$1,540,000
From: Sewer Fund-Stormwater Restricted Account	\$650,000
To: CR212/CR236 Road Widening, 32864600	\$650,000
From: Ohio 629 Roadwork Development Grant	\$1,237,500
To: CR212/CR236 Road Widening, 32864600	\$1,237,500

Sincerely,



Jeremy Kalb, PE
City Engineer

pc: Don Rasmussen, Law Director
Jim Staschiak II, Auditor

Honorable City Council
Findlay, OH 45840

April 25, 2023

RE: Insurance Reimbursement for Trenton Avenue and Blanchard.\ Street

Dear Council Members:

On January 23rd we had a traffic accident at the intersection of Trenton Avenue and Blanchard Street. Due to the accident the control cabinet for the intersection was damaged beyond repair and a new one was needed. The Traffic Department did have a spare cabinet readily available for the repair, but at this time a new cabinet will need to be purchased to replace the cabinet that was used for the repair.

The insurance company will be covering the cost of the new cabinet, so it is desired to have the funds provided from the insurance company to be appropriated into the Traffic Department.

By copy of this letter, the Law Director is requested to prepare the necessary legislation to authorize the Mayor, Service Safety Director and/or City Engineer to enter in to contracts and to appropriate funds as follows:

From: SCM&R (Insurance Proceeds)

\$13,431.13

To: Traffic and Signal Lights-220432000-Other

\$13,431.13

Sincerely,



Jeremy Kalb, PE
City Engineer

pc: Don Rasmussen, Law Director
Jim Staschiak II, Auditor

City of Findlay
City Planning Commission
City Council Chambers, 1st floor of Municipal Building
May 11th, 2023 – 9:00 AM

AGENDA

CALL TO ORDER

ROLL CALL

SWEARING IN

APPROVAL OF MINUTES

NEW ITEMS

1. **APPLICATION FOR CONDITIONAL USE #CU-06-2023** filed by Kyle Smith, to establish a home business at 506 Monroe Avenue for a mobile car detailing business.
2. **APPLICATION FOR FINAL PLAT #FP-01-2023** filed by GetGo Operating LLC/Gaint Eagle Inc, and Olio Development Group, for a replat of Lot 5 of the Findlay Village Mall Subdivision for 2 outlots.
3. **APPLICATION FOR SITE PLAN REVIEW #SP-10-2023** filed by Get Go Operating LLC/Giant Eagle Inc for a new GetGo gas station on what is currently Lot 5 of the Findlay Village Mall.
4. **APPLICATION FOR SITE PLAN REVIEW #SP-11-2023** filed by Olio Development for a new Raising Cane's drive-thru restaurant on what is currently Lot 5 of the Findlay Village Mall.
5. **APPLICATION FOR ZONING AMENDMENT #ZA-02-2023**; a request to repeal the existing City of Findlay Zoning Code and replace it with an updated version.

ADMINISTRATIVE APPROVALS

ADJOURNMENT



April 26, 2023

Findlay City Council
318 Dorney Plaza
Findlay, Ohio 45840

Attention: John Harrington, President

RE: Amendment to the Findlay Zoning Code

Honorable Members of Council:

Hancock Regional Planning Commission respectfully submits amendments to the City of Findlay Zoning Code for consideration.

HRPC has been compiling adjustments to the code over the last several years. Due to the many changes that occur throughout the document, I am proposing to repeal and replace the code. A complete repeal and replace of the zoning code last occurred in 2017. Included with the letter is a four page summary of the proposed changes.

The Planning and Zoning Committee has been reviewing the document since late last winter. Their review was not part of the official adoption process, but was an opportunity to review and discuss the various issues.

A digital redline version of the code is available on the City Website. If you would like a paper copy please let me know.

I respectfully request that legislation be created and this be referred to City Planning Commission and the Planning and Zoning Committee. These entities will make recommendations to City Council for your final consideration.

Please let me know if you have any comments or concerns.

Sincerely,

Matt Cordonnier, Director
Hancock Regional Planning Commission

SUMMARY of PROPOSED ZONING CODE CHANGES *April 2023*

- **Pg. 33, Roberts Rules of Order**
 - Remove reference to this in the code. Attorney suggested that it is a liability that we make a small misstep that could cost the city in court.
 - Recommends having it in a Policy Document for Planning Commission

- **Pg. 34,35 Order of Business, Burden of Proof, PC Actions**
 - Remove the Order of Business section, is a liability, recommends it be in a policy booklet.
 - Remove Burden of Proof as that is inherent in the ORC.
 - Remove PC Actions, refer to the ORC, the ORC may change over time, more effective to stay up to date.

- **Pg. 43 Granting of Variance**
 - Added the 7 basic criteria for a variance as set by the Ohio Supreme Court.

- **Pg. 45, 46 Establishment of districts.**
 - Added A-1, I-3, PUD Removed PMUD, PRD

- **Pg. 49,50 A-1 Agriculture**
 - Proposal to add an A-1 Agriculture zoning district. If the City were to annex agricultural land this classification will reassure property owners that they may continue to use the property as agricultural. It will also be an ideal placeholder zoning classification while land is waiting for long term development.

- **Pg. 51,52,55,57,59,61,65,67,70,74,104 Borrow Pits**
 - Remove borrow pits from all zoning classifications.

- **Pg. 70 C-1 Commercial Uses**
 - Removed uses that are considered too intense for the C-1 district.

- **Pg. 73 Electric Charging Stations**
 - Added charging stations to the C-2 district as a conditional use.

- **Pg. 74 C-3 Downtown Commercial**
 - Removed shopping malls from permitted uses.

- **Pg. 103 I-1 Light Industrial**
 - Removed a reference to the NAICS Code in the intent of the district.

- **Pg. 107,108 I-3 Large Scale Development**
 - Proposal to add an I-1 Large Scale Industrial zoning district. The purpose of this district is to allow for alternative energy sources such as wind turbines. Alternative energy generation is to serve a specific building or use, not intended for general electrical grid usage. Not intended to permit large scale solar or wind farms that generate electricity for the grid.

- **Pg. 110 to 119 PUD – Traditional**
 - Each PUD is considered a separate and unique zoning district.
 - Plan and zoning text depicting the specific development standards is adopted simultaneously with the amendment to the zoning map.
 - PC – P&Z – City Council
 - Final Development Plan = Site Plan
 - PC Only
 - Provide flexibility that standard zoning districts do not allow.
 - Allow for a mix of land uses otherwise not permitted within standard zoning.
 - Combine the process of rezoning and plan review.
 - Allows negotiation between the City and Developer. City can require or negotiate the terms of the rezoning as part of the PUD process.
 - This ordinance can be used for any combination of uses. Residential/Commercial, Commercial/Industrial, Multi-Family/Commercial/Industrial etc.

- **Pg. 120 to 132 Removal of PRD and PMUD**
 - These variations of a PUD were adopted in 2011. To date no property owner has pursued these zoning classifications. Upon review, staff determined that it would be beneficial to replace these with a traditional PUD.

- **Pg. 144 to 148 Alternative Energy**
 - Reworked wind turbine ordinance and solar power ordinance.
 - The rewrite would allow wind turbines as a permitted use in the I-3 district. The combination would permit wind turbines that service single users while not allowing wind farms.
 - Created a new chapter, 1156 for these two items, moved from the development standards section.

- **Pg. 151 Accessory Uses in Residential**
 - Added a requirement for accessory structures that are used for storing or parking vehicles. The access to the building must be paved from property line to structure.

- **Pg. 170 Outdoor Storage in Commercial and Industrial**
 - Outdoor storage is a conditional use. Statement made for clarification because of changes to the conditional use section.

- **Pg. 171 Parking Standards – Off Alley Access**
 - Requires drives and parking areas used to access accessory buildings or detached garages to have paved access from the alley. Applicable in all zoning districts.

- **Pg. 173 Parking in R-1 to R4 Districts**
 - Prohibits the parking of semi-trucks, taxi cabs, and garbage hauling/scraping vehicles.

- **Pg. 174 Parking M-1 and M-2**
 - Clarifies the setback of parking lots.
 - Prohibits the parking of semi-trucks, taxi cabs, and garbage hauling/scraping vehicles.

- **Pg. 176 Utility Trailers in Office, Commercial, and Industrial**
 - Requires utility trailer to be parked or stored more than 30' from the right-a-way, or within ten feet of the primary building.
 - Must be parked on a hard surface and registered to that address.
 - Purpose is to reduce the use of trailers used as signage, these trailers are often used as a way to circumvent the signage rules.

- **Pg. 178 to 194 Sign Code Update**
 - Removed a repetitive corner vision clearance statement. (178)
 - Removed previously included wall sign standard. Keeping the code the same. (178)
 - Removed pylon signs as a sign option, all future signage is required to be ground signage with a maximum height of 8 ft. (183)
 - This is done for aesthetic reasons.
 - C-3 Wall Signs (183)
 - Added wall sign size restrictions for the C-3 Downtown zoning district. These size restrictions fall in line with the downtown design review district.
 - Wall sign size is based upon the frontage of the building.
 - Electronic Message Boards (185)
 - Limits electronic signage to 25% of the total constructed sign.
 - Done for aesthetic purposes.
 - Temporary Banners (189)
 - Restricts use of banners to 30 day period, not more than 3 permits per year.
 - Done for aesthetic purposes, Banners are sometimes used as in place of a permanent sign.
 - Billboards (189-191)
 - Added language to limit the construction of new billboards and the conversion of traditional billboards to electronic billboards.

- The key change is the required distance between billboards which was increased to 2,500 feet.
 - Nonconforming Signs
 - Created criteria for when a sign loses its nonconforming designation.
 - Purpose is to slowly reduce the number of pylon signs within the city.
 - After December 31, 2033, the replacement of the sign face or any other change constitutes a loss of the nonconforming status and must be brought into code compliance.
- **Pg. 199 to 204 Alternative Energy**
 - Deleted this section. Now located at 1156
- **Pg. 205 to 207 Conditional Uses**
 - Not redlined. Deleted all the conditional use standards that the code use to outline for certain uses. The listing of specific criteria was sometimes was in conflict with Planning Commission decisions, where outdated, or were not pertinent to a use at a specific site.
 - Conditional uses shall be reviewed based upon the 7 criteria set forth by the Ohio Supreme Court.
- **Pg. 215,216 Swimming Pool Fence**
 - Increased required fence size from 42 to 48 inches, to be in line with industry standards.
 - Allows pools with complying safety covers to forgo fencing.
- **Pg. 229 Good Standing Clause**
 - More clearly states that the good standing clause pertains to a single parcel, not to any parcel with the same owner.
 - Outlines the appeal process.
- **Pg. 238 – 265 Definitions Added**
 - 238, Agriculture, Agriculture Activity or Farm
 - 240, Blade Length, Blade Radius (WECS)
 - 262, Solar Energy System, Accessory, Principal, Large, Medium
 - 264, Total System Height
 - 265, Wind Energy Conversion System (WECS)



**OFFICE OF
THE MAYOR
CHRISTINA M. MURYN**

Rob Martin, BSN, MBA
Service-Safety Director

April 26, 2023

Dear Council Members,

RE: Fire Department Vehicle Sale Dollars

The City of Findlay recently used the GovDeal online auction site to auction off an old FFD command vehicle, a 2008 Ford F250 SD pickup. The selling price was \$9575.00. In recent months, the FFD has experienced significant unexpected vehicle repairs resulting in transfers into this line item already.

I would ask to appropriate the proceeds of this vehicle sale to the fire department vehicle R&M line item, once the transaction is completed. This appropriation will allow FFD to continue with necessary R&M on apparatus without undue burden on the general fund.

By copy of this letter, the Law Director is requested to prepare the necessary legislation that will authorize the following appropriation of funds:

FROM: General Fund (FFD GovDeals Auction proceeds) \$9,575.00

TO: Fire Department (21014000-other) \$9,575.00

If you have any questions please do not hesitate to reach out to me directly.

Sincerely,

A handwritten signature in black ink, appearing to read 'Rob Martin', is written over a horizontal line.

Rob Martin
Service Safety Director

pc: Don Rasmussen, Law Director
Jim Staschiak II, Auditor



CHRISTINA M. MURYN, MAYOR

**ENGINEERING
DEPARTMENT**

JEREMY D. KALB, PE
City Engineer

Honorable City Council
Findlay, OH 45840

April 26, 2023

RE: Advertisement and Bid of Main Street and W. Main Cross Street Intersection
Upgrades

Dear Council Members:

We are currently wrapping up the design on four intersection upgrades within the downtown area and are preparing the documents for advertising and bidding. At this time we have funds available to advertise but will need Council's authorization to publicly bid the project. It is desired to advertise and bid the following intersections for the necessary upgrades.

S. Main Street/ Hardin Street Intersection, 32823100
S. Main Street/ Crawford Street Intersection, 32823200
W. Main Cross Street/ Cory Street Intersection, 32823400
W. Main Cross Street/ S. West Street Intersection, 32831600

By copy of this letter, the Law Director is requested to prepare the necessary legislation to authorize the Mayor, Service Safety Director, and/or City Engineer to advertise for bids and enter into contracts for construction.

Sincerely,

Jeremy Kalb, PE
City Engineer

pc: Don Rasmussen, Law Director
Jim Staschiak II, Auditor

Committee Members:

- Jeff Wobser, at-large – Committee Chair
- Randy Greeno, at-large
- Dennis Hellmann, ward 2
- Grant Russel, at-large
- Beth Warnecke, ward 3
- Mayor Christina Muryn
- Jim Staschiak, Auditor

Staff:

- Jaclyn Hohman
-
-
-

Guests:

Randy O

Meeting Start Time: 4:03 PMMeeting End Time: 5:35 PM**Agenda:****Call to Order****Roll Call****Approval of Minutes****New Items**

Continue the Strategic Planning process.

Adjournment_____
Jeff Wobser, Strategic Planning Committee Chair

COMMITTEE REPORT
THE CITY COUNCIL OF THE CITY OF FINDLAY, OHIO

The **STRATEGIC PLANNING COMMITTEE** met on April 18, 2023 to continue the Strategic Planning process.

We recommend: *To continue building the strategic plan document and process.*

Aye Nay *J. Wob*
Jeff Wobser, Chairman

Aye Nay *Randy Greeno*
Randy Greeno

Aye Nay *Dennis Hellmann*
Dennis Hellmann

Aye Nay *Grant Russel*
Grant Russel

Aye Nay *Beth Warnecke*
Beth Warnecke

Aye Nay *Christina M. Muryn*
Mayor Muryn

Aye Nay *Auditor Staschiak*
Auditor Staschiak

LEGISLATION: _____

DATE: April 18, 2023

COMMITTEE: STRATEGIC PLANNING

**FINDLAY CITY COUNCIL
CARRY-OVER LEGISLATION
May 3, 2023**

RESOLUTION NO. 012-2023 *(CR 212/236 annexation – services the City will provide if annexed in)* **requires three (3) readings** **second reading**
A RESOLUTION STATING WHAT SERVICES THE CITY OF FINDLAY, OHIO, WILL PROVIDE TO THE TERRITORY PROPOSED TO BE ANNEXED TO THE CITY OF FINDLAY, OHIO, SITUATED IN MARION AND CASS TOWNSHIPS, COUNTY OF HANCOCK, STATE OF OHIO, BEING A PART OF THE SOUTH HALF OF SECTION 33, AND PART OF THE SOUTHWEST QUARTER OF SECTION 34, T2N, R11E, CASS TOWNSHIP, ALSO BEING PART OF THE NORTHWEST QUARTER, PART OF THE NORTHEAST QUARTER, AND PART OF THE SOUTHEAST QUARTER OF SECTION 4, MARION TOWNSHIP, T1N, R11E, ALSO BEING PART OF THE NORTHWEST QUARTER, AND PART OF THE SOUTHWEST QUARTER OF SECTION 3, MARION TOWNSHIP, T1N, R11E, COUNTY OF HANCOCK, STATE OF OHIO, A TRACT OF LAND CONSISTING OF 15.043 ACRES OF LAND, MORE OR LESS.

ORDINANCE NO. 2023-036 *(amendment to salary ordinance)* **requires three (3) readings** **third reading**
AN ORDINANCE AMENDING ONE (1) SECTION OF CODIFIED ORDINANCE NO. 2022-81, AS AMENDED, KNOWN AS THE SALARY ORDINANCE OF THE CITY OF FINDLAY, OHIO, AND REPEALING ALL OTHER PARTS OF ORDINANCES IN CONFLICT HEREWITH, AND DECLARING AN EMERGENCY.

ORDINANCE NO. 2023-040 **requires three (3) readings** **third reading**
(contract extension with ACP GREENE & ASSOCIATES, LLC dba Planning NEXT)
AN ORDINANCE AUTHORIZING THE MAYOR OF THE CITY OF FINDLAY, OHIO TO ENTER INTO A CONTRACT OR CONTRACT EXTENSION WITH ACP GREENE & ASSOCIATES, LLC DBA PLANNING NEXT TO PROVIDE CONSULTING SERVICES AND IMPLEMENTING A STRATEGIC PLAN FOR THE CITY OF FINDLAY, APPROPRIATING FUNDS THERETO, AND DECLARING AN EMERGENCY.

ORDINANCE NO. 2023-041 *(Maumee Watershed Conservancy District MOA)* **requires three (3) readings** **second reading**
AN ORDINANCE AUTHORIZING THE MAYOR OF THE CITY OF FINDLAY, OHIO, TO ENTER INTO A MEMORANDUM OF AGREEMENT WITH THE MAUMEE WATERSHED CONSERVANCY DISTRICT AND THE OHIO DEPARTMENT OF NATURAL RESOURCES FOR CONTINUED FLOOD MITIGATION IMPROVEMENTS IN AND NEAR THE CITY OF FINDLAY, AND DECLARING AN EMERGENCY.

ORDINANCE NO. 2023-042 *(retirement settlements)* **requires three (3) readings** **second reading**
AN ORDINANCE APPROPRIATING AND TRANSFERRING FUNDS, AND DECLARING AN EMERGENCY.

ORDINANCE NO. 2023-043 *(Phase 2 benching project)* **requires three (3) readings** **second reading**
AN ORDINANCE AUTHORIZING THE MAYOR OF THE CITY OF FINDLAY, OHIO, TO ACCEPT PERMANENT OWNERSHIP OF PROPERTIES IN ORDER FOR THE BOARD OF COMMISSIONERS OF HANCOCK COUNTY, OHIO, TO TRANSFER THE PARCELS LISTED ON THE ATTACHED EXHIBIT TO THE CITY OF FINDLAY, OHIO AND DECLARING AN EMERGENCY.

RESOLUTION NO. 012-2023

A RESOLUTION STATING WHAT SERVICES THE CITY OF FINDLAY, OHIO, WILL PROVIDE TO THE TERRITORY PROPOSED TO BE ANNEXED TO THE CITY OF FINDLAY, OHIO, SITUATED IN MARION AND CASS TOWNSHIPS, COUNTY OF HANCOCK, STATE OF OHIO, BEING A PART OF THE SOUTH HALF OF SECTION 33, AND PART OF THE SOUTHWEST QUARTER OF SECTION 34, T2N, R11E, CASS TOWNSHIP, ALSO BEING PART OF THE NORTHWEST QUARTER, PART OF THE NORTHEAST QUARTER, AND PART OF THE SOUTHEAST QUARTER OF SECTION 4, MARION TOWNSHIP, T1N, R11E, ALSO BEING PART OF THE NORTHWEST QUARTER, AND PART OF THE SOUTHWEST QUARTER OF SECTION 3, MARION TOWNSHIP, T1N, R11E, COUNTY OF HANCOCK, STATE OF OHIO, A TRACT OF LAND CONSISTING OF 15.043 ACRES OF LAND, MORE OR LESS.

WHEREAS, Ohio Revised Code 709.03 (D) requires a statement from the municipal legislative authority stating what services, if any, that will be provided to the territory proposed to be annexed upon annexation, and approximately when they will be furnished, and;

WHEREAS, it is the desire of this Council to provide said statement in compliance with said Revised Code Section.

NOW, THEREFORE, BE IT RESOLVED by the Council of the City of Findlay, State of Ohio:

SECTION 1: That in the event the Hancock County Commissioners should approve the petition for annexation of the subject property referenced above and should the legislative authority of the City of Findlay, Ohio, annex said property, it is the intent of this Council to make available the following services:

- a) street lighting
- b) street maintenance
- c) water distribution system
- d) sanitary sewer system
- e) storm sewer system
- f) engineering services
- g) full-time police protection
- h) full-time fire protection

All of which services will be available to said property upon completion of the annexation.

SECTION 2: That the purpose of this Resolution is not to legally bind the City of Findlay to the rendering of the above referenced services but rather to comply with said Revised Code Section so that the Commissioners may take action upon said annexation petition and further, to represent that this property like all other property within the incorporated limits of the City of Findlay, Ohio, shall be afforded the same services.

SECTION 3: This Resolution shall take effect and be in force from and after the earliest period provided by law.

PRESIDENT OF COUNCIL

MAYOR

PASSED _____

ATTEST _____
CLERK OF COUNCIL

APPROVED _____

ORDINANCE NO. 2023-036

AN ORDINANCE AMENDING ONE (1) SECTION OF CODIFIED ORDINANCE NO. 2022-81, AS AMENDED, KNOWN AS THE SALARY ORDINANCE OF THE CITY OF FINDLAY, OHIO, AND REPEALING ALL OTHER PARTS OF ORDINANCES IN CONFLICT HEREWITH, AND DECLARING AN EMERGENCY.

Be it ordained by the Council of the City of Findlay, State of Ohio, two-thirds (2/3) of members elected thereto and concurring:

SECTION 1: That Section 10, Paragraph D of Codified Ordinance No. 2022-81, As Amended, of the City of Findlay reads:

“Effective January 8, 2023, employees with the titles of Water Treatment Plant Operator, Water Treatment Plant Operator Assistant, Lab Technician I and II, Wastewater Treatment Plant Operator and Wastewater Treatment Plant Operator Assistant shall be paid an hourly shift differential during the afternoon and overnight shifts.

Eligible employees shall receive one dollar forty cents (\$1.40) per hour for each complete hour worked between 4 p.m. and midnight, and they shall receive (\$1.00) per hour for each complete hour worked between midnight and 8 a.m. Shift differential shall not be paid for any partial hour worked.

When an eligible employee works between the hours of 4 p.m. and 8 a.m. on the holidays outlined in Section 23, Paragraph D, or when an operator is working overtime during the hours of 4 p.m. through 8 a.m., appropriate shift differential will be paid at the same factoring rate as the base wage.

It shall be replaced with:

Effective May 14, 2023, employees with the titles of Water Treatment Plant Operator, Water Treatment Plant Operator Assistant, Lab Technician I and II, Wastewater Treatment Plant Operator and Wastewater Treatment Plant Operator Assistant shall be paid an hourly shift differential during the afternoon and overnight shifts.

Eligible employees shall receive one dollar forty cents (\$1.40) per hour for hours worked between 4 p.m. and midnight, and they shall receive (\$1.00) per hour for each hour worked between midnight and 8 a.m. These amounts shall be pro-rated and rounded to each quarter of an hour during the hours named above.

When an eligible employee works between the hours of 4 p.m. and 8 a.m. on the holidays outlined in Section 23, Paragraph D, or when an operator is working overtime during the hours of 4 p.m. through 8 a.m., appropriate shift differential will be paid at the same factoring rate as the base wage.

SECTION 2: That Section 10 of Codified Ordinance No. 2022-81, As Amended, of the City of Findlay, that Paragraph E be added and shall read as follows:

“E. Effective May 14, 2023, an employee of the Water Treatment Plant who is assigned the duty of gathering water samples for testing shall be granted one-half hour (thirty minutes) of paid time for completing that task.”

SECTION 3: That Section 10 of Codified Ordinance No. 2022-81, As Amended, of the City of Findlay that Paragraph F be added and shall read as follows:

“F. Effective May 14, 2023, an employee who is assigned the duty of opening and/or closing the Findlay Maple Grove Cemetery gates on days scheduled by the Public Works Superintendent or the Public Works Supervisor shall receive ¾ hour (45 minutes) for each instance of opening or closing the gates. If the employee is eligible for overtime, the Public Works Superintendent or Public Works Supervisor may mandate upon acceptance of the gate opening/closing duty that the time received be converted to compensatory time and be subject to the rules of the compensatory time accruals.”

SECTION 4: This ordinance is hereby declared to be an emergency measure necessary for the immediate preservation of the public peace, health and safety of the inhabitants of the City of Findlay, Ohio, and for further reasons that are immediately necessary for preparation and implementation of various changes in specific provisions which will go into effect on May 14, 2023.

PRESIDENT OF COUNCIL

MAYOR

PASSED _____

ATTEST _____

APPROVED _____

ORDINANCE NO. 2023-040

AN ORDINANCE AUTHORIZING THE MAYOR OF THE CITY OF FINDLAY, OHIO TO ENTER INTO A CONTRACT OR CONTRACT EXTENSION WITH ACP GREENE & ASSOCIATES, LLC DBA PLANNING NEXT TO PROVIDE CONSULTING SERVICES AND IMPLEMENTING A STRATEGIC PLAN FOR THE CITY OF FINDLAY, APPROPRIATING FUNDS THERETO, AND DECLARING AN EMERGENCY.

NOW, THEREFORE, BE IT ORDAINED by the Council of the City of Findlay, State of Ohio, two-thirds (2/3) of all members elected thereto concurring:

SECTION 1: That the Mayor of the City of Findlay be and she is hereby authorized to enter into a contract or contract extension with ACP Greene & Associates, LLC dba Planning NEXT for consulting services of implementing a Strategic Plan for the City of Findlay.

SECTION 2: That the following sums be and the same are hereby appropriated, project not to exceed eight thousand dollars (\$8,000.00):

FROM:	General Fund	\$ 8,000.00
TO:	Council #21001000-other	\$ 8,000.00

SECTION 3: That this Ordinance is hereby declared to be an emergency measure necessary for the immediate preservation of the public peace, health and safety of the inhabitants of the City of Findlay, Ohio, and for the further reason, it is immediately necessary to appropriate funds and enter into a contract or contract extension with ACP Greene & Associates, LLC dba Planning NEXT so that consulting services and implementation of a strategic plan for the City of Findlay may continue.

to provide said consulting services to the City of Findlay so that the aforementioned firm may implement said Strategic Plan for the City of Findlay, Ohio

WHEREFORE, this Ordinance shall be in full force and effect from and after its passage and approval by the Mayor.

PRESIDENT OF COUNCIL

MAYOR

PASSED _____

ATTEST _____
CLERK OF COUNCIL

APPROVED _____

ORDINANCE NO. 2023-041

AN ORDINANCE AUTHORIZING THE MAYOR OF THE CITY OF FINDLAY, OHIO, TO ENTER INTO A MEMORANDUM OF AGREEMENT WITH THE MAUMEE WATERSHED CONSERVANCY DISTRICT AND THE OHIO DEPARTMENT OF NATURAL RESOURCES FOR CONTINUED FLOOD MITIGATION IMPROVEMENTS IN AND NEAR THE CITY OF FINDLAY, AND DECLARING AN EMERGENCY.

WHEREAS, The Maumee Watershed Conservancy District (hereinafter referred to as MWCD), a watershed district formed pursuant to Chapter 6101 of the Ohio Revised Code, has received recommendations for flood mitigation improvements in and near the City of Findlay from Stantec, a consulting firm hired by the MWCD to review the plan presented by the US Army Corps of Engineers General Investigation Study of the Blanchard River. Said recommendations are attached as Exhibit A, and;

WHEREAS, the City of Findlay is desirous to enter into an agreement with the Maumee Watershed Conservancy District (MWCD) and the Ohio Department of Natural Resources (ODNR) in an effort to obtain capital funding from the State of Ohio to be utilized on continued flood mitigation efforts.

NOW, THEREFORE, BE IT ORDAINED by the Council of the City of Findlay, State of Ohio, two-thirds (2/3) of all members elected thereto concurring:

SECTION 1: That the Mayor of the City of Findlay, Ohio be and she is hereby authorized to enter into a Memorandum of Agreement (MOA) with the Maumee Watershed Conservancy District and the Ohio Department of Natural Resources for the continuation of flood mitigation efforts as set forth in the MOU hereto as Exhibit A.

SECTION 2: That this Ordinance is hereby declared to be an emergency measure necessary for the immediate preservation of the public peace, health and safety of the inhabitants of the City of Findlay, Ohio, and for the further reason it is immediately necessary to enter into said MOU so that obtained capital funding from the State of Ohio may continue to utilized for flood mitigation efforts per the recommendations from Stantec.

WHEREFORE, this Ordinance shall be in full force and effect from and after its passage and approval by the Mayor.

PRESIDENT OF COUNCIL

MAYOR

PASSED _____

ATTEST _____
CLERK OF COUNCIL

APPROVED _____

ORDINANCE NO. 2023-042

AN ORDINANCE APPROPRIATING AND TRANSFERRING FUNDS, AND DECLARING AN EMERGENCY.

BE IT ORDAINED by the Council of the City of Findlay, State of Ohio, two-thirds (2/3) of all members elected thereto concurring:

SECTION 1: That the following sums be and the same are hereby appropriated and transferred:

FROM:	Severance Payout Reserve Fund	\$ 395,000.00
TO:	Severance Payout Account #22090000- <i>personal services</i>	\$ 395,000.00
FROM:	Sewer Fund	\$ 125,000.00
TO:	Water Pollution Control #25061000- <i>personal services</i>	\$ 125,000.00
FROM:	General Fund	\$ 70,200.00
TO:	Airport Fund	\$ 70,200.00
FROM:	Airport Fund	\$ 70,200.00
TO:	Airport #25010000- <i>personal services</i>	\$ 70,200.00

SECTION 2: This Ordinance is hereby declared to be an emergency measure necessary for the immediate preservation of the public peace, health and safety of the inhabitants of the City of Findlay, Ohio, and for the further reason it is immediately necessary to appropriate and transfer said funds so that additional retirement settlements in 2023 may be paid.

WHEREFORE, this Ordinance shall take effect and be in force from and after its passage and approval by the Mayor.

PRESIDENT OF COUNCIL

MAYOR

PASSED _____

ATTEST _____
CLERK OF COUNCIL

APPROVED _____

ORDINANCE NO. 2023-043

AN ORDINANCE AUTHORIZING THE MAYOR OF THE CITY OF FINDLAY, OHIO, TO ACCEPT PERMANENT OWNERSHIP OF PROPERTIES IN ORDER FOR THE BOARD OF COMMISSIONERS OF HANCOCK COUNTY, OHIO, TO TRANSFER THE PARCELS LISTED ON THE ATTACHED EXHIBIT TO THE CITY OF FINDLAY, OHIO AND DECLARING AN EMERGENCY.

BE IT ORDAINED by the Council of the City of Findlay, State of Ohio, two-thirds (2/3) of all members elected thereto concurring:

SECTION 1: That the Mayor of the City of Findlay, Ohio be and she is hereby authorized to execute any and all documents as necessary to accept ownership from the Board of Commissioners of Hancock County, Ohio to transfer the parcels listed on the attached Exhibit to the City of Findlay, Ohio.

SECTION 2: This Ordinance is hereby declared to be an emergency measure necessary for the immediate preservation of the public peace, health and safety of the inhabitants of the City of Findlay, Ohio, and for the further reason that it is immediately necessary to authorize the said signing of a contract or contract so that the listed parcels may be transferred to the City of Findlay.

WHEREFORE, this Ordinance shall take effect and be in force from and after its passage and approval by the Mayor.

PRESIDENT OF COUNCIL

MAYOR

PASSED _____

ATTEST _____
CLERK OF COUNCIL

APPROVED _____

TRANSFER TO CITY FOR ADD'L BENCH

PROPERTY ADDRESS

PARCEL NO.

PURCHASED THROUGH FEMA GRANTS

130 MAIN STREET NORTH	570000200100
139 MAIN STREET NORTH	560000190510
321 CLINTON CT	560000171290
321 CLINTON CT	560000171300
321 CLINTON CT	560000191170
321 CLINTON CT	560001018760
321 CLINTON CT	210001028375

OTHER PURCHASES

108 JEFFERSON ST	210001028374
108 JEFFERSON ST	210001028376
127 TAYLOR ST	210001028864
127 TAYLOR ST	210001028865
131 MAIN ST NORTH	560000190490
133 MAIN ST NORTH	560000190500
122 JEFFERSON ST	560000191050
122 JEFFERSON ST	560000191110
117 TAYLOR ST	560000191120
122 JEFFERSON ST	560001008066
204 MAIN STREET NORTH	570000200060
202 MAIN STREET NORTH	570000200070
136 MAIN STREET NORTH	570000200080
0 MAIN ST NORTH	570000200090
129 MAIN ST NORTH	570000200110
0 MAIN ST NORTH	570000200120
0 MAIN ST NORTH	570000200130
0 MAIN ST NORTH	570000200140
0 MAIN ST NORTH	570000200150
0 MAIN ST NORTH	570000200160
0 MAIN ST NORTH	570000200170
131 CORY ST NORTH	570000200180
137 MEEKS AVE	570000200230
201 MEEKS CT	570000200240
206 MEEKS CT	570000200250
210 MEEKS CT	570000200260
0 MEEKS CT	570000200280
141 MEEKS AVE	570000200290
202 CORY ST NORTH	570000200310

TRANSFER TO CITY FOR ADD'L BENCH

<u>PROPERTY ADDRESS</u>	<u>PARCEL NO.</u>
200 CORY ST NORTH	570000200320
121 CLINTON CT	580000243220
123 CLINTON CT	580000243230
125 CLINTON CT	580000243240
133 CLINTON CT	580000243260
135 CLINTON CT	580000243270
201 CLINTON CT	580000243280
203 CLINTON CT	580000243290
207 CLINTON CT	580000243310
211 CLINTON CT	580000243320
215 CLINTON CT	580000243330
125 MAIN ST NORTH	590000280320
123 MAIN ST NORTH	590000280330
121 MAIN ST NORTH	590000280340
119 MAIN ST NORTH	590000280350
117 MAIN ST NORTH	590000280360
115 MAIN ST NORTH	590000280370
0 MAIN ST NORTH	590000280400
0 MAIN ST NORTH	590000280410
0 MAIN ST NORTH	590000923230
120 MAIN ST NORTH	590001021127
125 R N MAIN ST	610000340930
221 CLINTON CT	610000341270
122 TAYLOR ST	610000341280
219 CLINTON CT	610000341680
126 TAYLOR ST	610000342170
217 CLINTON CT	610000342380
123 R N MAIN ST	610000342510
117 R N MAIN ST	610000350000
0 MAIN ST NORTH	610000926450
115 R N MAIN ST	610000926891
0 CLINTON CT	610001000364
121 R N MAIN ST	610001000371
119 R N MAIN ST	610001000372
0 MAIN ST NORTH	610001013284

City of Findlay

Office of the Director of Law

318 Dorney Plaza, Room 310
Findlay, OH 45840
Telephone: 419-429-7338 • Fax: 419-424-7245

Donald J. Rasmussen
Director of Law

MAY 3, 2023

THE FOLLOWING IS THE NEW LEGISLATION TO BE PRESENTED TO THE CITY COUNCIL OF THE CITY OF FINDLAY, OHIO, AT THE TUESDAY, MAY 3, 2023 MEETING.

RESOLUTIONS

013-2023 A RESOLUTION COMMENDING CAROLYN CHASE FOR THE EXCELLENCE OF HER SERVICES TO THE CITY OF FINDLAY, OHIO.

ORDINANCES

- 2023-046 AN ORDINANCE AMENDING CHAPTER 1100 ET SEQ OF THE CODIFIED ORDINANCES OF THE CITY OF FINDLAY, OHIO, KNOWN AS THE ZONING CODE BY REZONING THE FOLLOWING DESCRIBED PROPERTY (REFERRED TO AS 315 NORTH BLANCHARD STREET REZONE) WHICH PREVIOUSLY WAS ZONED "R-3 SMALL LOT RESIDENTIAL" TO "C-1 LOCAL COMMERCIAL".
- 2023-047 AN ORDINANCE AUTHORIZING THE MAYOR OF THE CITY OF FINDLAY, OHIO TO ENROLL THE CITY OF FINDLAY IN THE BUREAU OF WORKERS' COMPENSATION (BWC) GROUP RETROSPECTIVE RATING PLAN, AND DECLARING AN EMERGENCY.
- 2023-048 AN ORDINANCE AUTHORIZING THE MAYOR, SERVICE-SAFETY DIRECTOR, AND/OR CITY ENGINEER OF THE CITY OF FINDLAY, OHIO TO ENTER INTO A CONTRACT(S) FOR THE PURCHASE OF A REPLACEMENT VEHICLE FOR THE CITY OF FINDLAY PARKING ENFORCEMENT DEPARTMENT, APPROPRIATING AND TRANSFERRING FUNDS THERETO, AND DECLARING AN EMERGENCY.
- 2023-049 AN ORDINANCE AUTHORIZING THE MAYOR, SERVICE-SAFETY DIRECTOR AND/OR CITY ENGINEER OF THE CITY OF FINDLAY, OHIO TO ENTER INTO A CONTRACT(S) FOR THE HARRISON STREET WATERLINE REPLACEMENT PROJECT NO. 35720200, APPROPRIATING AND TRANSFERRING FUNDS, AND DECLARING AN EMERGENCY.
- 2023-050 AN ORDINANCE AUTHORIZING THE MAYOR, SERVICE-SAFETY DIRECTOR, AND/OR CITY ENGINEER OF THE CITY OF FINDLAY, OHIO TO ENTER INTO A CONTRACT(S) WITH HOHENBRINK EXCAVATING, INC. FOR THE COUNTY ROAD 212/COUNTY ROAD 236 ROAD WIDENING PROJECT NO. 32864600, APPROPRIATING AND TRANSFERRING FUNDS THERETO, AND DECLARING AN EMERGENCY.
- 2023-051 AN ORDINANCE AUTHORIZING THE MAYOR, SERVICE-SAFETY DIRECTOR, AND/OR CITY ENGINEER OF THE CITY OF FINDLAY, OHIO TO ENTER INTO A CONTRACT FOR THE PURCHASE OF A REPLACEMENT CONTROL CABINET, APPROPRIATING FUNDS THERETO, AND DECLARING AN EMERGENCY.
- 2023-052 AN ORDINANCE APPROPRIATING FUNDS AND DECLARING AN EMERGENCY.
- 2023-053 AN ORDINANCE AUTHORIZING THE MAYOR, SERVICE DIRECTOR, AND/OR CITY ENGINEER OF THE CITY OF FINDLAY, OHIO TO ADVERTISE FOR BIDS AND ENTER INTO CONTRACTS FOR THE CONSTRUCTION OF INTERSECTION UPGRADES WITHIN THE CITY OF FINDLAY, DECLARING AN EMERGENCY.

RESOLUTION NO. 013-2023

A RESOLUTION COMMENDING CAROLYN CHASE FOR THE EXCELLENCE OF HER SERVICES TO THE CITY OF FINDLAY, OHIO.

WHEREAS, Carolyn Chase, who served the City of Findlay, Ohio for twenty-eight (28) years as a dedicated loyal employee, retired effective April 21, 2023. Carolyn began her career with the City Income Tax Department as an Account Clerk I on February 27, 1995. She transferred to the City Auditor's Office as the Payroll Clerk on October 28, 1996 where she transitioned through several titles until reaching Auditor Staff Accountant, a position she held until her retirement, and;

WHEREAS, during her time with the City Auditor's Office, Carolyn was instrumental with the implementation of direct deposit in 1997, implementation of the MUNIS software for the payroll system in 2006, implementation of the Employee Self Service (ESS) Software in 2018, and working on the implementation of the Executime Time & Attendance Software starting in 2022 until her retirement. She helped mold the current medical insurance plan structure including the HSA and FSA programs, and she served as an ex officio member of the employee insurance committee. She drafted a multitude of salary ordinances. Carolyn reviewed numerous union contracts to determine how to properly process them through the payroll system. Over the years she assisted many employees with issues dealing with worker's comp, retirement preparation, medical insurance benefits, questions regarding paychecks, vacation and sick leave balances, helped several families in need of assistance with life insurance claims, and many, many more payroll items, and;

WHEREAS, Carolyn was nominated several times and then selected as the 2011 winner of John E. Seman Employee Excellence Award, and;

WHEREAS, during her years of service with the City of Findlay, Carolyn completed many job-related courses and attended numerous training sessions, too numerous to mention, and;

WHEREAS, Carolyn has served the City of Findlay through three (3) Auditors, eight (8) treasurers, six (6) Mayoral administrations and no less than thirteen (13) Service and/or Safety Directors during her twenty-eight (28) years of service to the City of Findlay, Ohio, Carolyn has performed as an outstanding public servant in a loyal and dedicated manner to the citizens of the City of Findlay, Ohio through her responsibilities within the City of Income Tax department and the City Auditor's Office.

NOW, THEREFORE, BE IT RESOLVED by the Council of the City of Findlay, State of Ohio:

SECTION 1: That the said Carolyn Chase be and she is hereby commended for her long and loyal services to the City, and that this Council extends its best wishes to her upon her retirement from the City of Findlay, Ohio.

SECTION 2: This Resolution shall take effect and be in force from and after the earliest period provided by law.

PRESIDENT OF COUNCIL

MAYOR

PASSED _____

ATTEST _____
CLERK OF COUNCIL

APPROVED _____

ORDINANCE NO. 2023-046

AN ORDINANCE AMENDING CHAPTER 1100 ET SEQ OF THE CODIFIED ORDINANCES OF THE CITY OF FINDLAY, OHIO, KNOWN AS THE ZONING CODE BY REZONING THE FOLLOWING DESCRIBED PROPERTY (REFERRED TO AS 315 NORTH BLANCHARD STREET REZONE) WHICH PREVIOUSLY WAS ZONED "R-3 SMALL LOT RESIDENTIAL" TO "C-1 LOCAL COMMERCIAL".

BE IT ORDAINED by the Council of the City of Findlay, State of Ohio:

SECTION 1: That the following described parcel:

Situated in the City of Findlay, County of Hancock, State of Ohio:

Being a part of Lot #16779 in the Palmer's Addition. A complete legal description is attached hereto as Exhibit A.

Be and the same is hereby rezoned from its respective zoning classifications to C-1 Local Commercial.

SECTION 2: That from and after the effective date of this ordinance, said parcel above described herein shall be subject to C-1 Local Commercial regulations.

SECTION 3: This Ordinance shall be in full force and effect from and after the earliest period provided by law.

PRESIDENT OF COUNCIL

MAYOR

PASSED _____

ATTEST _____
CLERK OF COUNCIL

APPROVED _____

WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS, that

STEVEN M. SMEAL, a married man,

the Grantor, for the consideration of Ten Dollars (\$10.00) and other good and valuable considerations received to his full satisfaction from

PARKE E. LYDICK and MARY L. HOBBS, both unmarried,

the Grantees, for their joint lives, remainder over in fee simple to the survivor of them, whose tax mailing address will be 315 North Blanchard Street, Findlay, OH 45840, does Give, Grant, Bargain, Sell and Convey unto the said Grantees, their heirs and assigns, the following described real estate, situated in the City of Findlay, County of Hancock and State of Ohio:

Being a part of Lot #16779 in the Palmer's Addition, a tract of land bounded and described as follows:

Beginning at a 1/2 " Rebar set marking the southeast corner of Lot #16779;

Thence along the south line of said Lot #16779 also being the north line of a 16.5' alley, N 89°25'00" W, a distance of 44.80 feet to a capped Rebar found set on the east right-of-way line of North Blanchard Street (70' R/W);

Thence along said east line of North Blanchard Street, N 00°31'55" W, a distance of 37.71 feet to a 1/2" Rebar set;

Thence parallel with said south line of Lot #16779, S 89°25'00" E, a distance of 44.84 feet to a 1/2" Rebar set on the east line of said Lot #16779;

Thence along said east line, S 00°28'27" E, a distance of 37.71 feet to the point of beginning and containing 0.039 acres of land, more or less, subject to any prior easements of record.

NOTE: All bearings used are based on prior surveys and plats of record and are for the purpose of description only.

Prior Deed Reference: Volume 2278, Page 2470.

Permanent Parcel No.: 59-1025025.

be the same more or less, but subject to all legal highways.

To Have and to Hold the above granted and bargained premises, with the appurtenances thereof, unto the said Grantees, their heirs and assigns forever.

And the said Grantor does for himself, his heirs, executors and administrators, covenant with the said Grantees, their heirs and assigns, that at and until the ensembling of these presents he is well seized of the above-described premises as a good and

200600002962
HID AM TITLE AGENCY

Transferred March 17, 2006

I hereby certify that the conveyance is in compliance with section 319.202 of the Revised Code.

Charity Kawachenberg
HANCOCK COUNTY AUDITOR cm

DESCRIPTION CHECKED
HANCOCK CO. ENGINEER

BY Bill Jobe TS

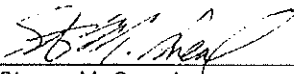
WARRANTY DEED

PAGE 2


indefeasible estate in FEE SIMPLE, that he has good right to bargain and sell the same in manner and form as above-written, that the same are **free from all encumbrances whatsoever** except real estate taxes for the year 2006, which will be pro-rated to the date of delivery of this deed, and also except and subject to any recorded easements, easements now in use upon the premises, zoning ordinances and restrictions of record, if any, and that he will **Warrant and Defend** the said premises, with the appurtenances thereunto belonging, to the said Grantees, their heirs and assigns, against all lawful claims and demands whatsoever, except as noted above.

And for **valuable consideration**, Gina Staccione-Smeal, wife of Steven M. Smeal, does hereby remise, release and forever quit-claim unto the said Grantees, their heirs and assigns, all her right and expectancy of **Dower** in the above-described premises.

Executed by the undersigned this 15th day of March, 2006.



Steven M. Smeal



Gina Staccione-Smeal

State of Ohio :
 :
 : ss.
Hancock County :

Before me, a Notary Public in and for said County and State, personally appeared the above-named **Steven M. Smeal and Gina Staccione-Smeal, husband and wife**, who acknowledged that they did sign the foregoing instrument and that the same is their free act and deed.

In Testimony Whereof, I have hereunder set my hand and official seal at Findlay, OH, this 15th day of March, 2006.



Notary Public

This instrument prepared by:
J. Bruce Brimley - bpw
Attorney at Law
337 South Main Street
Findlay, OH 45840
(419) 422-8000
[NO TITLE SEARCH PERFORMED BY THIS OFFICE]



DEBRA K. CODY
Notary Public, State of Ohio
My Commission Expires
April 1, 2006

200600002962
Filed for Record in
HANCOCK COUNTY OHIO
ANITA H MUSGRAVE
03-17-2006 At 10:01 am.
WARR DEED 28.00
OR Book 2288 Page 1982 - 1983

ORDINANCE NO. 2023-047

AN ORDINANCE AUTHORIZING THE MAYOR OF THE CITY OF FINDLAY, OHIO TO ENROLL THE CITY OF FINDLAY IN THE BUREAU OF WORKERS' COMPENSATION (BWC) GROUP RETROSPECTIVE RATING PLAN, AND DECLARING AN EMERGENCY.

WHEREAS, it has become apparent to the Mayor of the City of Findlay, Ohio that the City can eliminate substantial workers compensation liability and costs by enrolling in the Group Retrospective Rating Plan, and it is this Council's intent to give the Mayor of the City of Findlay, Ohio the authority to execute said agreement.

NOW, THEREFORE, BE IT ORDAINED by the Council of the City of Findlay, State of Ohio, two-thirds (2/3) of all members elected thereto concurring:

SECTION 1: That the Mayor of the City of Findlay, Ohio, Hancock County, State of Ohio be, and she is hereby authorized to, enroll the City of Findlay in the Ohio Association of Public Treasurer's Group Retrospective Rating Plan approved by the Ohio Bureau of Workers Compensation, commencing January 1, 2024.

SECTION 2: This Ordinance is hereby declared to be an emergency measure necessary for the immediate preservation of the public peace, health and safety of the inhabitants of the City of Findlay, Ohio, and for the further reason it is immediately necessary to authorize said agreement so that the new rating plan is in effect January 1, 2024.

WHEREFORE, this Ordinance shall take effect and be in force from and after its passage and approval by the Mayor.

PRESIDENT OF COUNCIL

MAYOR

PASSED _____

ATTEST _____
CLERK OF COUNCIL

APPROVED _____

ORDINANCE NO. 2023-048

AN ORDINANCE AUTHORIZING THE MAYOR, SERVICE-SAFETY DIRECTOR, AND/OR CITY ENGINEER OF THE CITY OF FINDLAY, OHIO TO ENTER INTO A CONTRACT(S) FOR THE PURCHASE OF A REPLACEMENT VEHICLE FOR THE CITY OF FINDLAY PARKING ENFORCEMENT DEPARTMENT, APPROPRIATING AND TRANSFERRING FUNDS THERETO, AND DECLARING AN EMERGENCY.

BE IT ORDAINED by the Council of the City of Findlay, State of Ohio, two-thirds (2/3) of all members elected thereto concurring:

SECTION 1: SECTION 1: That the following sums be and the same are hereby appropriated and transferred:

FROM:	CIT Funds – Capital Improvements Restricted Account	\$ 36,000.00
TO:	Parking Enforcement #25075000-other	\$ 36,000.00

SECTION 2: This Ordinance is hereby declared to be an emergency measure necessary for the immediate preservation of the public peace, health and safety of the inhabitants of the City of Findlay, Ohio, and for the further reason it is immediately necessary to authorize said entering into a contracts and to appropriate and transfer funds so that a replacement vehicle for the Parking Enforcement Department may be purchased.

WHEREFORE, this Ordinance shall take effect and be in force from and after its passage and approval by the Mayor.

PRESIDENT OF COUNCIL

MAYOR

PASSED _____

ATTEST _____
CLERK OF COUNCIL

APPROVED _____

ORDINANCE NO. 2023-049

AN ORDINANCE AUTHORIZING THE MAYOR, SERVICE-SAFETY DIRECTOR AND/OR CITY ENGINEER OF THE CITY OF FINDLAY, OHIO TO ENTER INTO A CONTRACT(S) FOR THE HARRISON STREET WATERLINE REPLACEMENT PROJECT NO. 35720200, APPROPRIATING AND TRANSFERRING FUNDS, AND DECLARING AN EMERGENCY.

BE IT ORDAINED by the Council of the City of Findlay, State of Ohio, two-thirds (2/3) of all members elected thereto concurring:

SECTION 1: That the following sums be and the same are hereby appropriated and transferred:

FROM:	Water Fund	\$ 66,000.00
TO:	Harrison Street Waterline Replacement <i>Project No. 35720200</i>	\$ 66,000.00

SECTION 2: This Ordinance is hereby declared to be an emergency measure necessary for the immediate preservation of the public peace, health and safety of the inhabitants of the City of Findlay, Ohio, and for the further reason it is immediately necessary to authorize said entering into a contract(s), and to appropriate and transfer funds so that the aforementioned project may proceed.

WHEREFORE, this Ordinance shall take effect and be in force from and after its passage and approval by the Mayor.

PRESIDENT OF COUNCIL

MAYOR

PASSED _____

ATTEST _____
CLERK OF COUNCIL

APPROVED _____

ORDINANCE NO. 2023-050

AN ORDINANCE AUTHORIZING THE MAYOR, SERVICE-SAFETY DIRECTOR, AND/OR CITY ENGINEER OF THE CITY OF FINDLAY, OHIO TO ENTER INTO A CONTRACT(S) WITH HOHENBRINK EXCAVATING, INC. FOR THE COUNTY ROAD 212/COUNTY ROAD 236 ROAD WIDENING PROJECT NO. 32864600, APPROPRIATING AND TRANSFERRING FUNDS THERETO, AND DECLARING AN EMERGENCY.

BE IT ORDAINED by the Council of the City of Findlay, State of Ohio, two-thirds (2/3) of all members elected thereto concurring:

SECTION 1: That the following sums be and the same are hereby appropriated and transferred:

FROM:	CIT Fund – Capital Improvements Restricted Account	\$ 1,540,000.00
TO:	CR 212/CR 236 Widening #32864600	\$ 1,540,000.00
FROM:	Sewer Fund-Stormwater Restricted Account	\$ 650,000.00
TO:	CR 212/CR 236 Road Widening #32864600	\$ 650,000.00
FROM:	Ohio 629 Roadwork Development Grant	\$ 1,237,500.00
TO:	CR 212/CR 236 Road Widening #32864600	\$ 1,237,500.00

SECTION 2: This Ordinance is hereby declared to be an emergency measure necessary for the immediate preservation of the public peace, health and safety of the inhabitants of the City of Findlay, Ohio, and for the further reason it is immediately necessary to authorize said entering into a contract(s), and to appropriate and transfer funds so that this project may proceed.

WHEREFORE, this Ordinance shall take effect and be in force from and after its passage and approval by the Mayor.

PRESIDENT OF COUNCIL

MAYOR

PASSED _____

ATTEST _____
CLERK OF COUNCIL

APPROVED _____

ORDINANCE NO. 2023-051

AN ORDINANCE AUTHORIZING THE MAYOR, SERVICE-SAFETY DIRECTOR, AND/OR CITY ENGINEER OF THE CITY OF FINDLAY, OHIO TO ENTER INTO A CONTRACT FOR THE PURCHASE OF A REPLACEMENT CONTROL CABINET, APPROPRIATING FUNDS THERETO, AND DECLARING AN EMERGENCY.

BE IT ORDAINED by the Council of the City of Findlay, State of Ohio, two-thirds (2/3) of all members elected thereto concurring:

SECTION 1: That the following sums be and the same are hereby appropriated:

FROM:	SCM&R Fund (insurance proceeds)	\$ 13,431.13
TO:	Traffic Signals #22043200-other	\$ 13,431.13

SECTION 2: This Ordinance is hereby declared to be an emergency measure necessary for the immediate preservation of the public peace, health and safety of the inhabitants of the City of Findlay, Ohio, and for the further reason it is immediately necessary to authorize said entering into a contract, and to appropriate funds received from an insurance payment for the purchase of a replacement control cabinet damaged from a traffic accident at the intersection of Trenton Avenue and Blanchard Street.

WHEREFORE, this Ordinance shall take effect and be in force from and after its passage and approval by the Mayor.

PRESIDENT OF COUNCIL

MAYOR

PASSED _____

ATTEST _____
CLERK OF COUNCIL

APPROVED _____

ORDINANCE NO. 2023-052

AN ORDINANCE APPROPRIATING FUNDS AND DECLARING AN EMERGENCY.

BE IT ORDAINED by the Council of the City of Findlay, State of Ohio, two-thirds (2/3) of all members elected thereto concurring:

SECTION 1: That the following sums be and the same are hereby appropriated:

FROM:	General Fund (auction proceeds)	\$ 9,575.00
TO:	Fire Department #21014000-other	\$ 9,575.00

SECTION 2: This Ordinance is hereby declared to be an emergency measure necessary for the immediate preservation of the public peace, health and safety of the inhabitants of the City of Findlay, Ohio, and for the further reason it is immediately necessary to appropriate said funds so that funds received from items sold on GovDeals.com may be used within the Fire Department.

WHEREFORE, this Ordinance shall take effect and be in force from and after its passage and approval by the Mayor.

PRESIDENT OF COUNCIL

MAYOR

PASSED _____

ATTEST _____
CLERK OF COUNCIL

APPROVED _____

ORDINANCE NO. 2023-053

AN ORDINANCE AUTHORIZING THE MAYOR, SERVICE DIRECTOR, AND/OR CITY ENGINEER OF THE CITY OF FINDLAY, OHIO TO ADVERTISE FOR BIDS AND ENTER INTO CONTRACTS FOR THE CONSTRUCTION OF INTERSECTION UPGRADES WITHIN THE CITY OF FINDLAY, DECLARING AN EMERGENCY.

WHEREAS, the City of Findlay is desirous to advertise for bids and enter into contracts for upgrades to the following intersections:

- South Main Street/Hardin Street Intersection #32823100
- South Main Street/Crawford street Intersection #32823200
- West Main Cross Street/Cory Street Intersection #32823400
- West Main Cross Street/South West Street Intersection #32831600

NOW, THEREFORE, BE IT RESOLVED by the Council of the City of Findlay, State of Ohio:

SECTION 1: That the Mayor, Service Director and/or City Engineer of the City of Findlay, Ohio be and the same are hereby authorized to advertise for bids and enter into contracts for upgrades to the aforementioned intersections.

SECTION 2: This Ordinance is hereby declared to be an emergency measure necessary for the immediate preservation of the public peace, health and safety of the inhabitants of the City of Findlay, Ohio, and for the further reason it is immediately necessary to advertise for bids and enter into contracts so that upgrades to the aforementioned intersections may proceed,

WHEREFORE, this Ordinance shall take effect and be in force from and after its passage and approval by the Mayor.

PRESIDENT OF COUNCIL

MAYOR

PASSED _____

ATTEST _____
CLERK OF COUNCIL

APPROVED _____